



City of

Chino Hills

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 29 2010

March 25, 2010

Ms. Cathy E. Creswell  
Deputy Director  
State of California - Business, Transportation, and Housing Agency  
Department of Housing and Community Development  
Division of Housing Policy Development  
1800 Third Street, Suite 430  
P.O. Box 952053  
Sacramento, CA 94252-2053

**Subject:** City of Chino Hills Annual Report on the Status of General Plan  
Implementation

Dear Ms. Creswell:

The purpose of this letter is to provide you with a copy of the annual report that was presented to the Planning Commission and City Council of the City of Chino Hills. It reviews the status of the Chino Hills General Plan and the progress made in its implementation during Fiscal Year 2008/2009. The Chino Hills City Council approved the report on March 23, 2010.

If you have any questions or need additional information, please contact Jerrod Walters at (909) 364-2753.

Sincerely,  
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Kelly  
Community Development Director

Attachment: City of Chino Hills General Plan Annual Report, March 23, 2010

cc: Henry Noh, Principal Planner

# COUNCIL AGEND/ STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: March 23, 2010

Public Hearing:  
Discussion Item:  
Consent Item:

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APPROVED AS RECOMMENDED OFFICE OF CITY CLERK  
CHINO HILLS

March 16, 2009

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION FOR  
FISCAL YEAR 2008-2009

## **RECOMMENDATION:**

Staff recommends that the City Council receive and file the Annual Report on the Implementation of the General Plan for Fiscal Year 2008-2009 and direct staff to file a copy of the report with the Governor's Office of Planning and Research, and the Department of Housing and Community Development.

## **EXECUTIVE SUMMARY:**

Government Code Section 65400(b)(1) requires that an Annual Report on the General Plan be submitted to the local legislative body, including the City's progress in meeting its fair share of regional housing needs. The City Council is being requested to review and comment on the Annual Report. This report covers Fiscal Year (FY) 2008-2009, which began July 1, 2008, and ended June 30, 2009. Once approved by the City Council, the report will be submitted to the Governor's Office of Planning and Research, and the Department of Housing and Community Development.

## **ADMINISTRATION OF THE GENERAL PLAN:**

### **General Plan Status**

State law requires that each city and county adopt a general plan that addresses seven mandated elements. Additional topics may be adopted, which are called optional elements. Once optional elements are adopted, they carry the same legal weight as any of the seven mandatory elements and must be consistent with all other elements. State law also requires that the General Plan be kept current either through comprehensive updates or amendments. Updates for an element are usually undertaken at least five years apart, and look at underlying conditions and preferences. Amendments are typically smaller in scope, and involve changing the text of the General Plan or changing the land use element map. Amendments are typically triggered by a private (developer) application or by direction from the City Council. Changes to the General Plan require a public hearing before the Commission and the City Council.

APPROVED AS RECOMMENDED

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Table 1 shows the status of the City's General Plan elements, both mandated and optional elements.

**Table 1: General Plan Elements**

Element	Required or Optional	Date of Adoption or Amendments	Comment
Land Use	Required	Adopted in 1994. Latest amendment in 2008.	The amendment was to change the designation of three parcels from open space to commercial due to inadequate site access, and to facilitate future commercial development north of the Gateway Village shopping center.
Housing	Required	Adopted in 1994. Latest update in 2008.	City Council reviewed and approved the draft Housing Element Update (Year 2006-2014) on June 24, 2008, and staff submitted to the California Department of Housing and Community Development (State) for review on June 25, 2008. The State reviewed the draft Housing Element and sent comments back to the City on August 26, 2008. Staff addressed those comments and sent the revised draft Housing Element to the State on January 25, 2010.
Circulation	Required	Adopted in 1994. Latest amendment in 2007.	The amendment was for the Pine Avenue Extension east of SR 71 Freeway into the City of Chino. Both the City of Chino and Chino Hills worked in partnership to make both cities General Plans reflect consistent right-of-way widths. The ultimate project will construct/realign the segment of Pine Avenue from the SR-71 Chino Valley Freeway to the City limit line/boundary, which is adjacent to the City of Chino. This connection provides additional access to the Fairfield Ranch area, including Big League Dreams.
Conservation	Required	Adopted in 1994.	
Safety	Required	Adopted in 1994.	

Parks, Recreation, and Open Space	Required	Adopted in 1994. Latest amendment in 2008.	After a two year public participation process, the Parks, Recreation, and Open Space Element was comprehensively updated to reflect current community needs.
Noise	Required	Adopted in 1994.	
Economic Development	Optional	Adopted in 1994.	

### **AMENDMENTS TO THE GENERAL PLAN:**

During FY 2008-2009, there were no General Plan Amendments presented to the City Council.

The City has commenced an in-house review of the entire general plan to ensure internal consistency and compliance with state law.

### **STATUS OF HOUSING ELEMENT IMPLEMENTATION:**

Government Code Section 65588 requires that each local government review its Housing Element as frequently as appropriate to evaluate all of the following:

- 1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- 3) The progress of the city, county, or city and county in implementation of the housing element.

Additionally, the Housing Element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review.

The City's current Housing Element was certified by the California Department of Housing and Community Development (State) on October 29, 2007. Subsequent to the approval of the current Housing Element, the State requires that each city submit their Housing Element update for Year 2006-2014. On June 24, 2008, the City Council reviewed and approved the draft Housing Element Update (Year 2006-2014) and directed staff to submit the draft to the State for review.

The State received the current draft Housing Element that was transmitted to them in June 2008 and sent comments back to the City August 2008. Staff addressed the State's comments and sent the revised draft Housing Element to the State on January 25, 2010. The revised draft Housing Element transmitted to the State reflects the City's continued efforts to provide adequate and affordable housing for all persons in the community.

### Regional Housing Assessment

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Chino Hills. RHNA determinations for Chino Hills during this planning period (Year 2006-2014) is 1,040 units, which is divided into the various income groups as follows:

- Extremely low – 131 units
- Very low – 131 units
- Low – 180 units
- Moderate – 205 units
- Above Moderate – 393 units

The State also requires each jurisdiction to complete an Annual Element Progress Report for its Housing Element Implementation (See Attachment 1) along with the Annual Report on the General Plan. The Annual Element Progress Report focuses on the City's progress in meeting the City's RHNA dwelling unit allocations for each planning period over the previous calendar year (January 1, 2009 to December 31, 2009) as well as a progress report on the implementation of each Housing Element program.

### Community Development Block Grant

The Community Development Block Grant (CDBG) is a program provided through the U.S. Department of Housing and Urban Development (HUD). The CDBG program is a flexible program that HUD provides on a formula basis to both "non-entitlement" and "entitlement" communities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. For entitlement communities, HUD determines the amount of each CDBG by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

Fiscal Year 2008-2009 marks the City's sixth year as an "entitlement City" for receipt of the CDBG Program funds directly from HUD. Prior to becoming an "entitlement City" in 2003, the City was receiving CDBG funds only as a "participating community" or "subrecipient" of the San Bernardino County CDBG Program. From 2003 to 2008, the City has received an approximate average of \$472,276 annually from HUD. During FY 2008-2009, the City received approximately \$423,291 in CDBG funds.

In FY 2008-2009, the CDBG funds were allocated for use in the following manner:

1. Program Administration \$84,600 (Including \$16,000 Inland Fair Housing Mediation Board).
2. No housing projects were funded using CDBG Funds in FY 2008-2009; the Home Improvement Grant program continued to use the balance of funds from previous years \$3,903.89.
3. Public Service Programs \$63,493, which is allocated to the following agencies/organizations:
  - a. Library Literacy Program \$21,000;
  - b. Hillview Acres \$22,000; the activity was cancelled due to the agency being unable to meet the program requirements and the funds will be reallocated in FY 2009-2010;
  - c. House of Ruth \$4,000; a national service that works with local shelters to provide housing and support services to homeless women and children;
  - d. Project Sister \$4,000; the activity was cancelled due to the agency being unable to meet the program requirements and the funds will be reallocated in FY 2009-2010;
  - e. Recreation Camp Scholarships \$12,493; and
4. Los Serranos Infrastructure Improvements \$275,198.

Through these efforts, Chino Hills complies with State Housing Element requirements and provides adequate sites to meet the City's current RHNA obligations.

#### **FISCAL YEAR 2008-2009 POPULATION, HOUSING, AND PROJECT UPDATES:**

The City is approximately three-fourths through the life of the General Plan that was adopted in 1994, and projected to guide development until the Year 2013 (a 20-year time frame, which is a typical time frame for most cities' General Plans). The table below summarizes the population, housing units, and persons per household trend from the 2000 Census and the 2008/2009 Department of Finance.

**Table 2: Population and Housing**

	Population	Household	# of Total Housing Units	# of Housing Units with .0184 Vacancy Rate	Persons Per Household
2000 Census	66,787	66,636	20,414	20,039	3.33
2008 Dept. of Finance	78,465	78,314	22,960	22,538	3.48
2009 Dept. of Finance	78,725	78,574	23,021	22,598	3.48

## **POPULATION**

The entire Southern California region, including San Bernardino County, is among the fastest growing in the nation. Southern California, which includes Imperial, San Diego, Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Santa Barbara Counties, grew over 43 percent from 1980 to 2000. During this same twenty year period, the population in San Bernardino County increased by 90.99 percent, indicating that San Bernardino County grew much faster than the Southern California region as a whole.

In comparison to surrounding jurisdictions, Chino Hills has experienced phenomenal growth since its incorporation in December 1991. The General Plan reported that in 1980 the City had a population of 12,889, and by 1993, two years after incorporation, the population had grown to 48,041 persons. Since that 1993 count, Chino Hill's population has increased another 39.02 percent to 66,787 persons, according to the 2000 Census. Recent counts by the California Department of Finance (DOF) estimate that as of January 2009, Chino Hills' population reached 78,725, a 17.9 percent increase over the 2000 Census count. Today, the City's population ranks 9th out of the 24 jurisdictions in San Bernardino County.

### **Housing Units**

Per the above table, the 2000 Census indicated that there were a total of 20,414 housing units. The DOF estimated that as of January 1, 2009, the City had 23,021 housing units,<sup>1</sup> which is an increase of approximately 12.8% (or 2,607 units) from the 2000 Census. Using the DOF estimates for January 1, 2009, the City's current housing stock is comprised of 86.5% single-family, and 13.5% multi-family. The General Plan indicated that future residential market demand would be 92% single-family, and 8% multi-family apartments and condominiums.

## **PERSONS PER HOUSEHOLD**

In regards to persons per household, the 2009 DOF estimates indicated that the number of persons per household for Chino Hills is 3.48, which is slightly higher than the 2000 Census number of 3.33.<sup>2</sup> When the General Plan was adopted in 1994, the number of persons per household for Chino Hills was 3.23.<sup>3</sup>

### **Building Permits Issued**

The total number of residential units for which permits were issued during FY2008-2009 was 53 (37 permits issued during the 2009 calendar year), and included custom single-family homes and single-family tract units. Residential developments that have completed construction in FY 2008-2009 include various custom homes and phases of single-family tract homes (Tract 15164 – Vellano, Tract 15898 – Ridgegate, and Tract 16596 – Pine Valley Estates).

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<sup>1</sup> CA Dept. of Finance Table 2: E-4 Population Estimates for Cities, Counties and State, 2001-2009 with 2000 Benchmark

<sup>2</sup> U. S. Census Bureau - DP-1. Profile of General Demographic Characteristics: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data Geographic Area: 91709 5-Digit ZCTA

<sup>3</sup> Chapter 2 – Housing Element, page 2-14

One notable building permit that was issued during FY2008-2009 was for the City's first Habitat sweat-equity home that will be located at 4616 Fairway Boulevard. Pomona Valley Habitat for Humanity anticipates completion of the home by June 2010. The house will be sold to a person or family at an affordable housing cost; person or family's income which does not exceed eighty percent (80%) of the San Bernardino County area median income, adjusted to family size. The house will be restricted to an affordable housing cost for a period of not less than forty-five (45) years.

### Economic Development

In February 2009, staff completed the update of the City's Demographic, Economic & Quality of Life Data study, which was last completed in 2004. Staff worked with noted Inland Empire Economist Dr. John Husing. The report provides updated demographic, residential, employment, market, quality of life and financial information specific to the City of Chino Hills. The report also includes an overall profile of the Inland Empire market, its affects on Chino Hills and the distinguishing characteristics of the City.

The information in the report has been used to support the efforts involved in the Vision 2020 project and also as the basis for the update of the City's Economic Development Strategy including the business recruiting, retention and marketing efforts. In addition, the data is available to be used as a reference document by any other department.

### Capital Improvement Projects

The following are the capital projects that were completed during the last fiscal year:

1. Chino Hills Bicycle Lane Demarcation: Installation of a Class 2 (painted) bike lane on Chino Hills Parkway from SR 142 to the Diamond Bar City limits.
2. Annual Overlay/Slurry Seal Program (street listing available on request).
3. Traffic Signal at Slate Drive & Soquel Canyon Parkway: No. 1 priority of the updated (2008) Traffic Signal Priority List.
4. City Entrance Monument Signs: This phase included monuments at Grand Avenue and SR 71; Chino Hills Parkway at the Diamond Bar City limits; and on Peyton Drive at SR 71.
5. Government Center: Civic Center; Police Station; Fire District Headquarters; Library; and Parking Structure.
6. Chino Hills Trail Signs: Grant from San Bernardino County for trail signs and mile markers (installation by City staff) on various trails.
7. Rolling Ridge Water Main Replacement Phase II: Replacement of water main and house services on Olympic View Drive (partial); Moon Shadow Place; Meadowcrest Drive; Royal Court and Royal Ridge Drive (partial).



8. Repairs to Sewer Lines: Annual project to address minor maintenance problems in sewer mains throughout the City. (Identified as a result of video inspection of the City's 300+ miles of sewer lines.)

The following are the capital projects that started/completed construction during the last fiscal year:

1. Irrigation Controller Replacement: Replace approximately 300 irrigation controllers with internet based controller systems for enhanced water efficiency (funded primarily with a Metropolitan Water District grant).
2. Ilex Street Water Line Upgrade: Enhance fire flow capacity to Townsend Jr. High School.
3. Pipeline Avenue Recycled Water Line: Extend recycled water service from Soquel Canyon Parkway north along Pipeline Avenue and west along Woodview Road to provide recycled water to the Vellano area (including the golf course).

The following are the capital projects that were in design during the last fiscal year:

1. Peyton Drive/Eucalyptus Avenue Extension: Federal environmental approval (NEPA) received in June 2009. Proceeding with final design.
2. Fairfield Ranch Road – Phase II: Realignment of Fairfield Ranch Road from south of Big League Dreams of Chino Hills to Pine Avenue. Environmental clearance under NEPA (multi-year timeline).
3. Los Serranos Infrastructure Phase 1B: Storm drain on Valle Vista Drive and a segment of Descanso Avenue (funded primarily by CDBG funds).
4. Safe Routes to School – Cycle 1: Curb and gutter, sidewalk and street lighting on Valle Vista Drive and Los Serranos Road in the Los Serranos Neighborhood (funded by the FHWA grant).
5. Los Serranos Infrastructure Phase 2: Storm drain, curb and gutter, sidewalk and street lighting on Pipeline Avenue, Los Serranos Boulevard, and other streets in the Los Serranos Neighborhood.
6. Traffic Signal at Butterfield Ranch Road and Slate Drive. Based upon the 2008 Traffic Signal Priority List.
7. Pipeline Avenue Community Center: New Community Center on Pipeline Avenue (former City Yard site). Project status suspended due to possible conflict with Southern California Edison (SCE) Tehachapi Renewable Transmission Project.
8. High Zone Recycled Water System: Two recycled water reservoirs with 2.5 million gallons of storage capacity.
9. Intermediate Zone Recycled Water Reservoir: Design of a 2 million gallon recycled water storage reservoir.

10. English Channel Improvements: Expand the capacity of English Channel in the vicinity of Peyton Drive and Eucalyptus Avenue for optimum flood control. Federal environmental approval (NEPA) received in October 2008.

**REVIEW BY THE PLANNING COMMISSION:**

The Planning Commission is scheduled to take action on the Annual Report on the Implementation of the General Plan for Fiscal Year 2008-2009 at a public hearing on March 16, 2010. The Planning Commission as the City's Planning authority, is being asked to review and recommend for City Council to approve the Annual Report. Any comments or proposed changes to these documents by the Planning Commission on March 16, 2010, shall be verbally presented to the City Council on March 23, 2010.

**REVIEW BY AFFECTED DEPARTMENTS:**


The Planning Commission, the City Attorney's Office, Assistant City Manager, City Engineer, Community Services Director, and the Assistant Community Development Director – Building Services have reviewed the Annual Report.

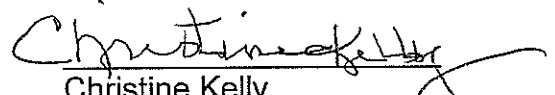
**FISCAL IMPACT:**

The fiscal impact associated with General Plan implementation is reviewed separately as part of the yearly budget process.

Respectfully submitted,

Recommended by:

  
Michael S. Fleager  
City Manager

  
Christine Kelly  
Community Development Director

Attachments: Attachment 1 – Annual Element Progress Report

# ANNUAL ELEMENT PROGRESS REPORT

## Housing *Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Chino Hills  
Reporting Period 1-Jan-09 - 31-Dec-09

Table A  
Annual Building Activity Report  
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6			7	8	
			Affordability by Household Incomes						Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development			Deed Restricted Units
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Other: City Affordable Housing In-Lieu Fee	Transfer Agreement**				See Instructions	See Instructions	
Habitat for Humanity 4616 Fairway Blvd. APN: 1028-113-25	SF	O		1			1	1						
(9) Total of Moderate and Above Moderate from Table A3				0		37	0							
(10) Total by income Table A/A3				1		37	1	1						
(11) Total Extremely Low-Income Units*														

Note: \* These fields are voluntary  
 \*\* City authorized the execution of a Transfer Agreement that transferred the vacant lot located at 4616 Fairway Blvd. to Pomona Valley Habitat for Humanity for the purpose of constructing a single-family detached affordable home. The house will be sold to a person or family at an affordable housing cost; person or family's income which does not exceed eighty percent (80%) of the San Bernardino County area median income, adjusted to family size. The house is deed restricted to an affordable housing cost for a period of not less than forty-five (45) years.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chino Hills  
Reporting Period 1-Jan-09 - 31-Dec-09

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1).

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			4	4	Housing Element Program: Housing Rehabilitation Program, which provides rehabilitation assistance to ensure maintenance of the older housing stock.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	4	4	

\* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	37					37	

\* Note: This field is voluntary

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		FY2006-07	FY2007-08	2nd half of 2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level **	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
Very Low	Deed Restricted	262 **										0
	Non-deed restricted											0
Low	Deed Restricted	180					1					1
	Non-deed restricted											0
Moderate	Deed Restricted	205		4								4
	Non-deed restricted			138								138
Above Moderate		393	122	134	40	63	37					396
Total RHNA by COG. Enter allocation number.		1,040										539
Total Units			122	276	40	63	38					504
Remaining Need for RHNA Period												

Notes: \* RHNA determinations for Chino Hills for the planning period of 2006-2014 (adopted by SCAG in July 2007); Total Dwelling Units = 1,040; Extremely Low = 131; Very Low = 131; Low = 180; Moderate = 205; and Above Moderate = 393.

•• Extremely Low Income allocation contains half (or 131 units) of the City's Very Low Income allocation, which is 262 units.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chino Hills  
Reporting Period 1-Jan-09 - 31-Dec-09

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Housing Rehabilitation Program		Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Implemented Fall; the City allocates approximately \$36,000 in CDBG funds per year, with an approximate grant award of \$2,000 per homeowner.	The City awarded four (4) grants in 2009.
Code Enforcement		Bring substandard units into compliance with City codes.	On-going.	Code Enforcement Officers make code violators aware of the City's Housing Rehabilitation Program if they are unable to financially bring their homes up to compliance. During FY2008-2009, Code Enforcement had a total of 1,117 code enforcement complaints (Residential = 1,038 and Commercial = 79). A total of 273 "open cases" carried over from FY2007-2008 and a total of 941 new enforcement complaints turned into "open cases" during FY2008-2009. A total of 983 open cases were corrected (closed).
Mobilehome Park Program		Preserve the City's mobilehome parks.	On-going.	To date, all 633 of the City's mobilehome park units have been maintained. On June 24, 2008, Code compliance and inspections were turned over from the City to the State of California.
Development Fees		Encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.	Accomplished December 2004.	On-going as the City continues to encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.
Section 8 Rental Assistance Program/Housing Vouchers		Extend rental subsidies to lower income families and elderly.	Program On-going.	There are currently two (2) Chino Hills households receiving Section 8 rental assistance.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chino Hills

Reporting Period 1-Jan-09 - 31-Dec-09

Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower income housing stock.	On-going.	On-going. Village Crossing at Chino Hills, formerly known as the Woodview Apartments, is a 440 unit apartment project with low-income restrictions on 20% (88 units). Of the 88 affordable units, 45 of the units are set aside for households whose income does not exceed 60% of median income and the remainder 43 units are set aside for households whose income does not exceed 80% of median income. In May 1998, the Village Crossing at Chino Hills Apartments became eligible for converting their affordable units to market rate housing. The property owner subsequently refinanced through the County of San Bernardino and extended its affordability through October 30, 2010.
Comprehensive review of the Land Use Element of the General Plan	Make modifications as appropriate to provide affordable housing opportunities, including mixed-use projects.	Completed May 2004	The City initiated the rezoning of an approximately 50 acre site on Peyton Drive (The Shoppes at Chino Hills) to mixed use, with retail, office and high density housing in August 2005.
Comprehensive review of the Land Use Element of the General Plan for the 2006-2014 planning period.	Identify appropriate sites for very high density residential development, including mixed-use developments, permitting densities of at least 30-35 dwelling units per acre.	Amend General Plan Land Use and Zoning Maps to designate Tres Hermanos "A" site as Very High Density with special affordability provisions by June 2011.	The City is still pursuing this.
Development Code.	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	On-going.	Affordable Housing In-Lieu Fee Program adopted March 2006, which will collect an affordable housing in-lieu fee in the amount of \$1.00 per square foot per unit for each new single-family home and not to exceed \$3,500 per unit, and \$1.00 per square foot per unit for each new multiple-family unit and not to exceed \$1,000 per unit. The in-lieu fee is expected to generate approximately \$8 million between 2008 and 2014 (anticipated General Plan build out). The fee is only collected on each newly built residential dwelling unit.  Chapter 16.10 of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from growing trend by developers to construct single family homes on medium and high density zoned properties. The Neighborhood Commercial and Community Commercial zones have been amended to allow senior assisted living facilities pursuant to a Conditional Use Permit.  The City initiated the rezoning of an approximately 50 acre site on Peyton Drive (The Shoppes at Chino Hills) to mixed use, with retail, office and high density housing in August 2005, which completed in Fall 2008. The rezoning of Tres Hermanos site underway to be completed by June 2011.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chino Hills

Reporting Period 1-Jan-09 - 31-Dec-09

First Time Homebuyer Program	Explore options for developing (or participating in) a first time homebuyer assistance program for low and moderate income households.	On-going.	The City is currently working on the Neighborhood Stabilization Program funding through HUD and is working to receive these funds in order to assist first time homebuyers as well as existing homeowners to acquire foreclosure units with down payments and closing costs.
Inclusionary Zoning	Explore options for developing an inclusionary zoning policy that would require developers to provide or contribute to affordable housing.	Affordable Housing In-Lieu Fee Program adopted March 2006.	In January 2008, the City partnered with Pomona Valley Habitat for Humanity, a California non-profit corporation to build affordable housing for first time homebuyers. With the City's assistance, Habitat is in the process of building a sweat-equity home in the City located at 4616 Fairway Boulevard. The house will be sold to a person or family at an affordable housing cost; person or family's income which does not exceed eighty percent (80%) of the San Bernardino County area median income, adjusted to family size. The house will be restricted to an affordable housing cost for a period of not less than forty-five (45) years.
Housing Coordinator	Facilitate developer interest in providing affordable housing.	Established July 1, 2004.	Since the Affordable Housing In-Lieu Fee Program was adopted in March 2006, the City has collected \$157,413.00 (includes interest).
Market Affordable Housing Projects	Actively pursuing specific affordable housing projects by marketing the available sites to high quality, well-known, and established developers.	On-going.	As part of the City's partnership with Pomona Valley Habitat for Humanity, the City has conveyed the property of 4616 Fairway Boulevard to Habitat free of charge, and a total of \$152,817.11 of the Affordable Housing In-Lieu funds have been authorized to be available to assist Habitat with the entitlements and post-entitlements of the project.
Senior Housing Ordinance	Establish development standards that will be conducive to development of affordable senior housing.	On-going.	Both the Community Development Department and Community Services Department act on behalf of the City as the Housing Coordinator.
Worker Housing	Explore options for developing policies that would allow for on-site worker housing to be established in areas devoted to ranches, equestrian uses, and rural agricultural facilities.	Study On-going.	The marketing for the Shoppes Residential is ongoing. Marketing for the Tres Hermanos site will be initiated in June 2011, following the expected adoption of the updated General Plan. Resources for contacting housing developers to include those sources listed on HCD's site: <a href="http://www.hcd.ca.gov/hpd/fnd/tech/presrvhpd003-01.xls">http://www.hcd.ca.gov/hpd/fnd/tech/presrvhpd003-01.xls</a>
			On-going.
			The City currently allows "Caretaker's Residence" (Worker Housing), which is a dwelling unit accessory to the principal use on a site that is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chino Hills

Reporting Period 1-Jan-09 - 31-Dec-09

Multifamily Revenue Bond Financing	Offer low interest financing to developers of affordable housing.	On-going.	On-going. The City offers Multifamily Revenue Bond Financing to multifamily housing developers as part of the preapplication process.  The City adopted multifamily bond resolutions in support of both the Sirrahaven Assisted Living Facility (February 2000) and Oakmont Senior Assisted Living Facility (July 2002).
Density Bonus Ordinance	Provide affordable units as part of market rate projects.	Adopted 2001.	In August 2004, Pomona Rincon Townhomes was entitled for the development of 70 town home units after a 25 percent density bonus on a 4.73-acre project site located on the east side of Pomona Rincon Road and at the terminus of Fairway Boulevard, adjacent to the west side of the 71 Chino Valley Freeway.
Expedite Project Review	Provide fast-track permit processing for projects with an affordable component.	On-going.	City staff (CORE Group) has updated the City's Land Development Review Process (LDRP) so that it provides fast-track entitlement processing with the emphasis on the first 30 days of a formal application submittal.
Reasonable Accommodation Procedures	Promote implementation of State standards for the provision of disabled accessible units in all developments.	On-going.	The Development Code was amended to add Chapter 16.47 Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals by City Council on September 23, 2008. The procedures have been implemented as disabled residents can now apply for it.
Services for the Elderly	Increase awareness of services available to senior households.	On-going.	The City continues to promote existing services that are available to senior households such as: -Seniors Assisted by Visiting Volunteers and Youth (SAVVY) program, which is to improve the quality of life, health, nutrition and safety of homebound and senior residents of Chino Hills by utilizing adult and youth Volunteers. SAVVY is advertised on the City's website ( <a href="http://www.chinohills.org/index.asp?mid=292">http://www.chinohills.org/index.asp?mid=292</a> ). -Support Our Area Residents (SOAR) is a nonprofit organization that provides volunteers to do minor home repairs for the elderly in Chino Hills. -The "Caring for the Hills" program, which is a nonprofit organization that has partnered with "Meals on Wheels" and provides hot lunches to over 20 seniors a day in Chino Hills. The City has future plans to provide additional advertising of these programs in the City's Recreation Brochure as well as on the City's website.
Support Services for the Homeless	Provide support services for the homeless.	On-going.	On-going.  In FY 2008-2009, \$4,000 of the CDBG funds were allocated for use at the House of Ruth, which is a national service that works with local shelters to provide housing and support services to homeless women and children.

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Barrier-free Housing	Promote implementation of state standards for the provision of disabled accessible units in new developments.	On-going.	On-going. Construction of curb, gutter, sidewalk and handicap ramps on Descanso Avenue from Pipeline to Sierra Vista Drive completed April 2002; cost \$196,309.68.
Child Care Services	Provide additional child care services.	On-going.	In 2008, the following child care services were provided: -Tiny Tot Program, which provided child care services to 2,400 kids during four (4) sessions throughout the year at the Village Oaks Condominium Center, Founders Recreation Center, and at the Mystic Canyon Community Building; -Summer Day Camp, which provided child care services to 1,000 kids; and -Spring Day Camp, which provided child care services to 40 kids during one (1) week in April.
Fair Housing	Further fair housing practices in the community.	Currently has allocated about \$12,000 annually to Inland Fair Housing and Mediation Board (IFHMB) for fair housing mediation.	The Inland Fair Housing and Mediation Board received federal grant money to institute and operate debt and foreclosure counseling, which is now advertised on the City's website ( <a href="http://www.chinohills.org/index.asp?nid=809">http://www.chinohills.org/index.asp?nid=809</a> ). The Inland Fair Housing and Mediation Board provides education, outreach, enforcement, information, counseling, mediation, and investigation and referral services.